

012.0

0003

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

770,200 / 770,200

USE VALUE:

770,200 / 770,200

ASSESSED:

770,200 / 770,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
5		PUTNAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BARBER LEE & JEANNE	
Owner 2:	
Owner 3:	

Street 1: 5 PUTNAM RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FOLEY PAULA C -

Owner 2: -

Street 1: 5 PUTNAM RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,764 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 1377 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5764		Sq. Ft.	Site		0	85.	1.03	2									503,982						504,000	

IN PROCESS APPRAISAL SUMMARY												Legal Description						User Acct			
Use Code												Land Size						User Acct			
101												Building Value						9635			
5764.000												Yard Items						GIS Ref			
265,300												Land Value						GIS Ref			
900												Total Value						11/09/17			
770,200																		Insp Date			

Total Card	0.132	265,300	900	504,000	770,200	Entered Lot Size					
Total Parcel	0.132	265,300	900	504,000	770,200	Total Land:					
Source:	Market Adj Cost			Total Value per SQ unit /Card:	559.33	/Parcel:	559.3	Land Unit Type:			

PREVIOUS ASSESSMENT **Parcel ID** 012.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,400	900	5,764.	504,000	770,300	770,300	Year End Roll	12/18/2019
2019	101	FV	215,200	900	5,764.	652,200	868,300	868,300	Year End Roll	1/3/2019
2018	101	FV	215,200	0	5,764.	415,000	630,200	630,200	Year End Roll	12/20/2017
2017	101	FV	215,200	0	5,764.	379,500	594,700	594,700	Year End Roll	1/3/2017
2016	101	FV	215,200	0	5,764.	308,300	523,500	523,500	Year End	1/4/2016
2015	101	FV	202,100	0	5,764.	308,300	510,400	510,400	Year End Roll	12/11/2014
2014	101	FV	202,100	0	5,764.	281,000	483,100	483,100	Year End Roll	12/16/2013
2013	101	FV	190,000	0	5,764.	267,400	457,400	457,400		12/13/2012

TAX DISTRICT **PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLEY PAULA C,	1423-127		9/24/2012		515,000	No	No		
VACARO ALBERT F	1108-6		3/4/1993		175,000	No	No	Y	

BUILDING PERMITS **ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/6/2018	1102	Dormers	10,000	C					11/9/2017	MEAS&NOTICE	BS	Barbara S
2/8/1913	166	Renovate	1,000						5/6/2009	Measured	372	PATRIOT
									4/29/2009	Meas/Inspect	189	PATRIOT
									5/9/2000	Entry Denied	276	PATRIOT
									9/27/1999	Mailer Sent		
									9/27/1999	Measured	264	PATRIOT
									8/25/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																															
Type:	5 - Cape			Full Bath:	1	Rating:	Average	BSMT SINK.																																																																																																																																			
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:	Rating:																																																																																																																																						
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:																																																																																																																																					
Foundation:	2 - Conc. Block			A 3QBth:	Rating:																																																																																																																																						
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																																																																																																																																				
Prime Wall:	4 - Vinyl			A HBth:	Rating:																																																																																																																																						
Sec Wall:				OthrFix:	1	Rating:	Average																																																																																																																																				
Roof Struct:	1 - Gable			OTHER FEATURES																																																																																																																																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																																																																																																																																				
Color:	WHITE			A Kits:	Rating:																																																																																																																																						
View / Desir:	k - Kelwyn Manor			Fpl:	1	Rating:	Average																																																																																																																																				
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																																																						
Grade:	C - Average			CONDOS INFORMATION																																																																																																																																							
Year Blt:	1939	Eff Yr Blt:			Location:																																																																																																																																						
Alt LUC:				Total Units:																																																																																																																																							
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INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																																															
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL																																																																																																																												
Prim Int Wall:	2 - Plaster			Functional:				Interior:				1	5	2																																																																																																																													
Sec Int Wall:				Economic:				Additions:																																																																																																																																			
Partition:	T - Typical			Special:				Kitchen:																																																																																																																																			
Prim Floors:	3 - Hardwood			Override:				Baths:																																																																																																																																			
Sec Floors:				Total:	18.6 %			Plumbing:																																																																																																																																			
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																																																																																																																																			
Subfloor:				Basic \$ / SQ: 105.00				Heating:																																																																																																																																			
Bsmnt Gar:				Size Adj.: 1.35000002				General:																																																																																																																																			
Electric:	3 - Typical			Const Adj.: 0.98990101				COMPARABLE SALES																																																																																																																																			
Insulation:	2 - Typical			Adj \$ / SQ: 140.318				Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																															
Int vs Ext:	S			Other Features: 77484																																																																																																																																							
Heat Fuel:	1 - Oil			Grade Factor: 1.00																																																																																																																																							
Heat Type:	1 - Forced H/Air			NBHD Inf: 1.00000000																																																																																																																																							
# Heat Sys:	1				NBHD Mod:																																																																																																																																						
% Heated:	100				LUC Factor: 1.00																																																																																																																																						
Solar HW:	NO				Adj Total: 325982																																																																																																																																						
% Com Wall:				Depreciation: 60633				Juris. Factor:				Before Depr:	140.32																																																																																																																														
				Deprecated Total: 265350				Special Features:	0			Val/Su Net:	103.07																																																																																																																														
								Final Total:	265300			Val/Su SzAd:	180.51																																																																																																																														
MOBILE HOME				Make:				Model:				Serial #:				Year:																																																																																																																											
SPEC FEATURES/YARD ITEMS				PARCEL ID 012.0-0003-0016.0																																																																																																																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																																										
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More: N	Total Yard Items:	900			Total Special Features:				Total:				900																																																																																																																														
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